043.0	0007	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	982,100 / 982,100
					USE VALUE:	982,100 / 982,100
					ASSESSED:	982,100 / 982,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNS MARY C
Owner 2:	
Owner 3:	
Street 1:	PO BOX 421
Street 2:	
Twn/City:	TOPSFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01983 Type:

PREVIOUS OWNER

Owner 1:	GIESSEN BILL C & BURNS MARY C -
Owner 2:	-
Street 1:	PO BOX 421
Twn/City:	TOPSFIELD
St/Prov:	MA Cntry:
Postal:	01983

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1970, having primarily Wood Shingle Exterior and 2517 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	465,700	400	516,000	982,100
Total Card	0.172	465,700	400	516,000	982,100
Total Parcel	0.172	465,700	400	516,000	982,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.22 | /Parcel: 390.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30807
GIS Ref	
GIS Ref	
Insp Date	11/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	465,700	400	7,500.	516,000	982,100	982,100	Year End Roll	12/18/2019
2019	104	FV	372,500	300	7,500.	548,300	921,100	921,100	Year End Roll	1/3/2019
2018	104	FV	372,500	300	7,500.	399,900	772,700	772,700	Year End Roll	12/20/2017
2017	104	FV	349,500	300	7,500.	348,300	698,100	698,100	Year End Roll	1/3/2017
2016	104	FV	349,500	300	7,500.	296,700	646,500	646,500	Year End	1/4/2016
2015	104	FV	318,200	300	7,500.	290,300	608,800	608,800	Year End Roll	12/11/2014
2014	104	FV	318,200	300	7,500.	238,700	557,200	557,200	Year End Roll	12/16/2013
2013	104	FV	331,000	300	7,500.	227,000	558,300	558,300		12/13/2012

!3714!

PRINT

Date	Time
12/10/20	18:53:24

LAST REV

Date	Time
04/26/19	13:26:38
apro	
3714	

USER DEFINED

Prior Id # 1:	30807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIESSEN BILL C	63635-582		5/20/2014	Estate/Div		No	No		
GIESSEN BILL C	47642-504		6/16/2006	Family	99	No	No		
BRENNAN DONALD	47448-233		5/15/2006		630,025	No	No		
BRENNAN DONALD	46555-84		11/29/2005	Family	99	No	No		
	12256-56		7/31/1972		51,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2014	806	Alterati	7,860					
6/28/2006	536	Redo Bat		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
7/22/2014	Info Fm Prmt	PC	PHIL C
2/14/2009	Meas/Inspect	197	PATRIOT
7/25/2006	MLS	HC	Helen Chinal
3/17/2000	Inspected	276	PATRIOT
3/2/2000	Measured	268	PATRIOT
8/18/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	80.	0.86	1									516,000						516,000	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	516,000	Spl Credit		Total:	516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		25.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.99742496
Adj $ / SQ:	188.030
Other Features:	119383
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624273
Depreciation:	158565
Depreciated Total:	465708

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2				HB			

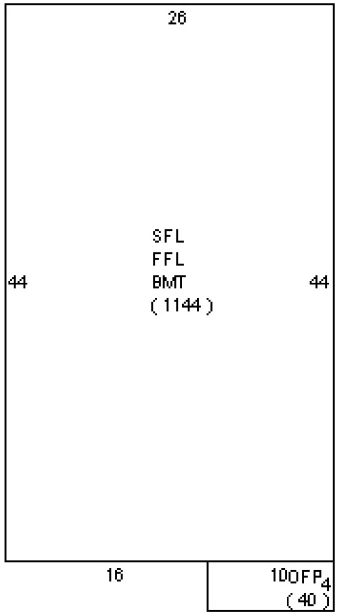
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.03
Special Features:	0	Val/Su Net:	134.13
Final Total:	465700	Val/Su SzAd	203.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	63.740	72,921
FFL	First Floor	1,144	188.030	215,107
SFL	Second Floor	1,144	188.030	215,107
OFP	Open Porch	40	43.890	1,755

Net Sketched Area:	3,472			Total:	504,890
Size Ad	2288	Gross Are	3472	FinArea	2517

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0007-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	1980	5.38	T	31.2	104			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400